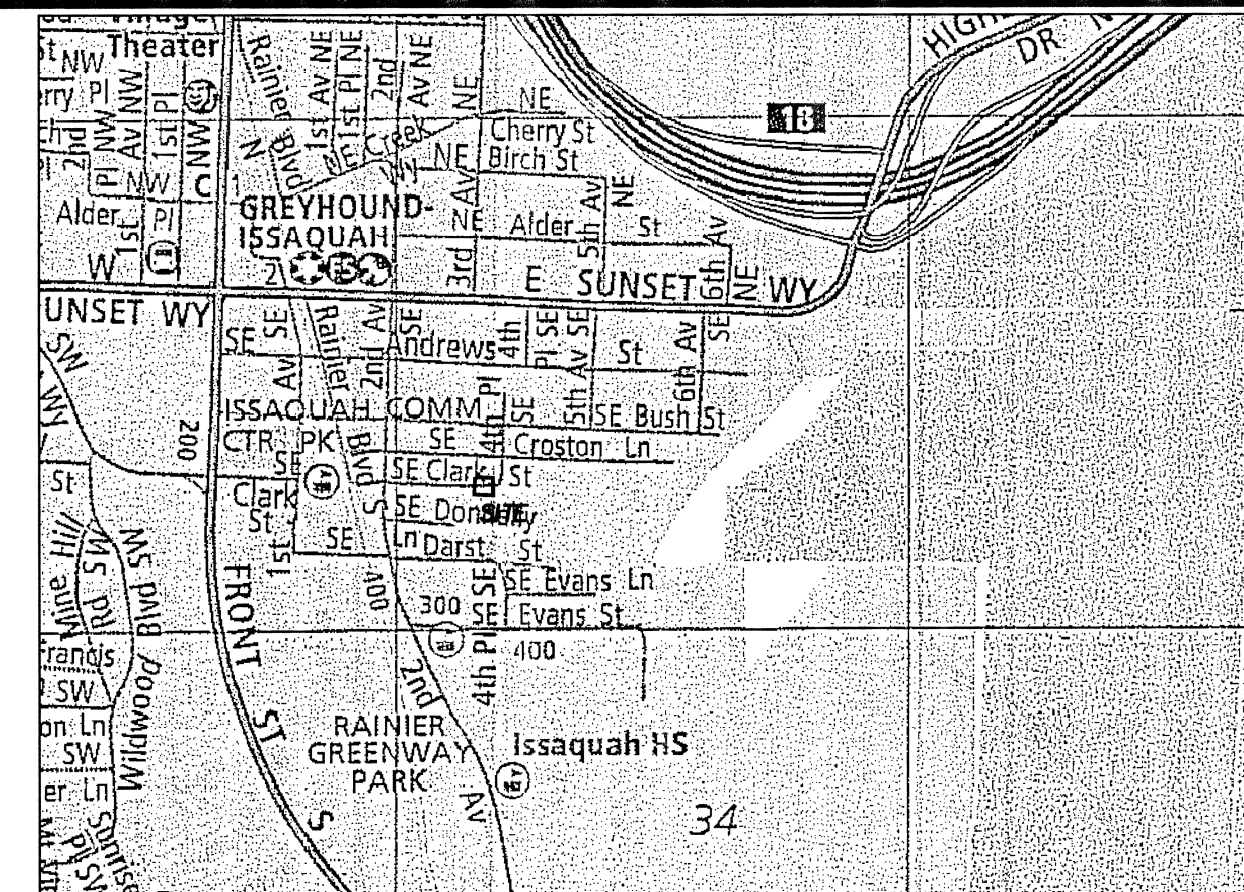


SE CROSTON LANE 4-UNIT TOWNHOUSES

NW 1/4, SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 WEST, W.M.

CITY OF ISSAQUAH, WASHINGTON



VICINITY MAP
N.T.S.

PROPERTY OWNER:

BRATLEE, ROBERT
5429 170TH PL SE
BELLEVUE, WA 98006

PROPERTY ADDRESS:

309 SE CROSTON LANE
ISSAQUAH, WA 98027

SURVEYOR:

EASTSIDE CONSULTANTS, INC.
1320 NW MALL STREET, STE B
ISSAQUAH, WA 98027

ENGINEER:

EASTSIDE CONSULTANTS, INC.
1320 NW MALL STREET, STE B
ISSAQUAH, WA 98027

ZONING:

SF-D

TAX ACCOUNT NO.:

23543000835

LEGEND:

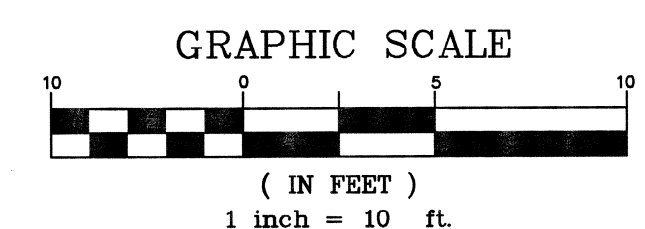
- SECTION CORNER
- QUARTER CORNER
- FOUND MONUMENT
- SET REBAR W/CAP
- FOUND MONUMENT
- A CALCULATED POINT (125.21') DEED MEASUREMENT
- TREE
- CATCH BASIN
- WATER METER
- NEW ASPHALT

SURVEY NOTES:

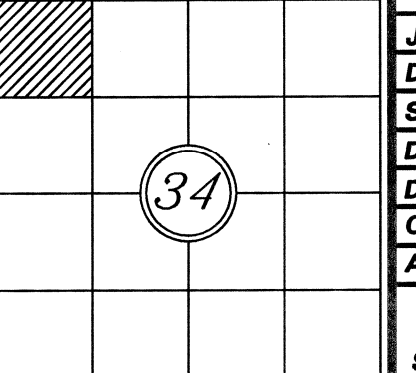
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- INSTRUMENT: USING A NIKON DTM 530 FIVE SECOND TOTAL STATION IN CONJUNCTION WITH TRIMBLE 5300 SERIES GPS UNITS (RTK METHOD) WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
- THE LEGAL DESCRIPTIONS AS SHOWN HEREON ARE AS PROVIDED BY XXXXXXXXXXXXXXXX COMPANY UNDER THEIR ORDER NO. XXXXXXXX, DATED XXXXXX XXX XXXXXX.
- WE HOLD THE FOUND MONUMENTATION OF THE O'DELL SHORT PLAT PER ISSAQUAH S.P. No. 07-00109 FOR THE NORTHEAST CORNER OF BLOCK 11, PLAT OF ENGLEWOOD. THIS SHORT PLAT IS ALSO HELD PER ROS 250/001-3 AS THE BEST SOLUTION FOR THIS PLAT. RECORD GEOMETRY WAS THEN APPLIED TO THIS LOT AND BLOCK.
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CITY OF ISSAQUAH S.P. PLN07-00109
THE PLAT OF ENGLEWOOD
ROS VOL 157, PAGES 245-245H
ISSAQUAH SP PLM 03-00012
ISSAQUAH SP PLN 05-00067
ROS VOLUME 250, PAGES 001-003.

BASIS OF BEARING:
THE WASHINGTON STATE
PLANE COORDINATE SYSTEM,
NAD 83/91 (NORTH ZONE).

VERTICAL DATUM:
NAVD 88



INDEX LOCATION:
SEC. 34 T. 24 N. R. 6 W. W.M.



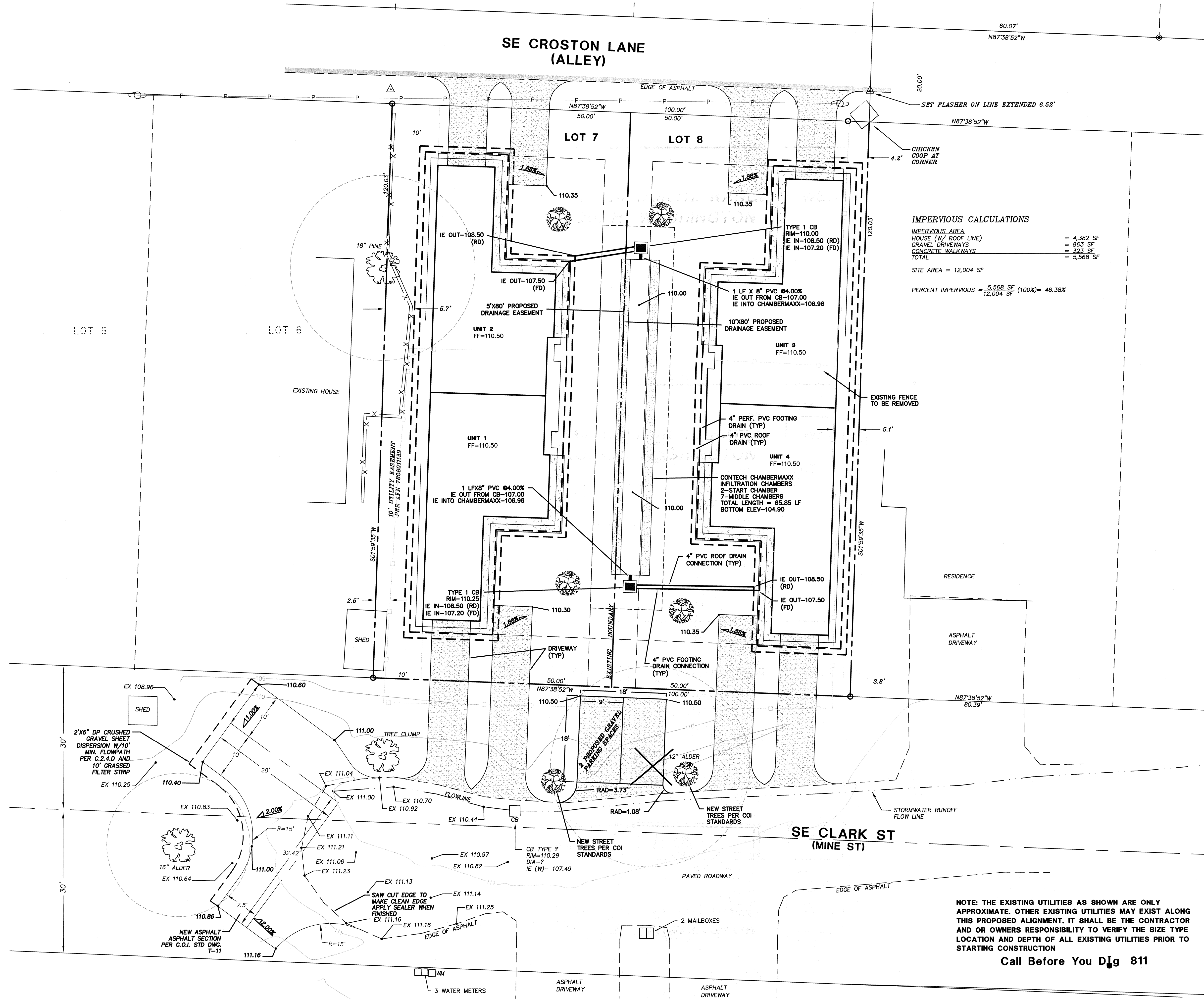
**DRAINAGE &
ROAD PLAN**

ROBERT BRATLEE
5429 170TH PL SE
BELLEVUE, WA 98006

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1320 NW MALL ST., SUITE B
ISSAQUAH, WASHINGTON 98027
PH: 425-552-5551 FAX: 425-4076

JOB NO. 15078
DATE 9/15
SCALE 1"=10'
DESIGNED R.S.F.
DRAWN J.W.T.
CHECKED R.S.F.
APPROVED R.S.F.

SHEET 1 OF 3



IMPERVIOUS CALCULATIONS:

IMPERVIOUS AREA
HOUSE (W/ ROOF LINE) = 4,382 SF
GRAVEL DRIVEWAYS = 863 SF
CONCRETE WALKWAYS = 323 SF
TOTAL = 5,568 SF
SITE AREA = 12,004 SF
PERCENT IMPERVIOUS = $\frac{5,568}{12,004} \times 100\% = 46.38\%$

NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE. OTHER EXISTING UTILITIES MAY EXIST ALONG THIS PROPOSED ALIGNMENT. IT SHALL BE THE CONTRACTOR AND OR OWNERS RESPONSIBILITY TO VERIFY THE SIZE TYPE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION

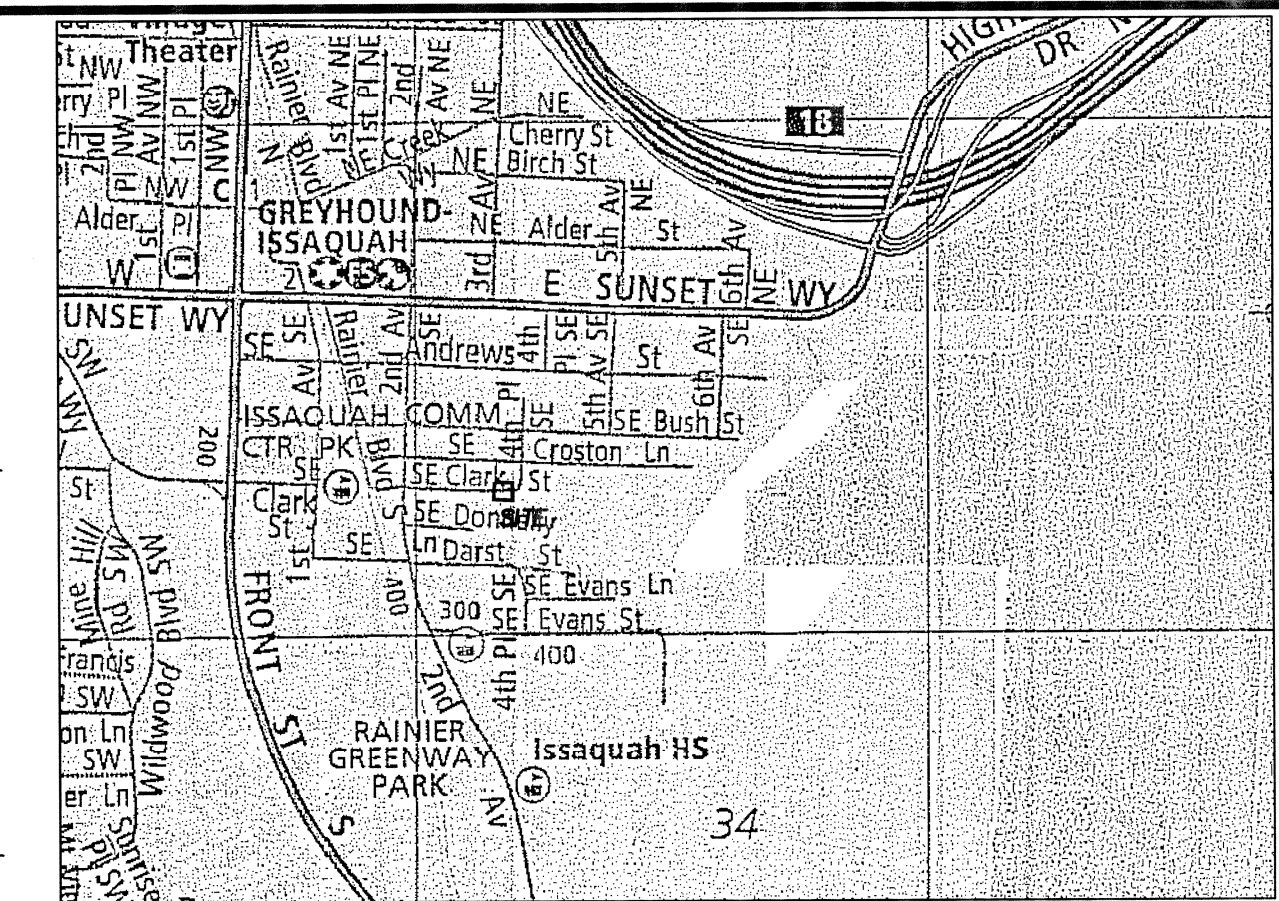
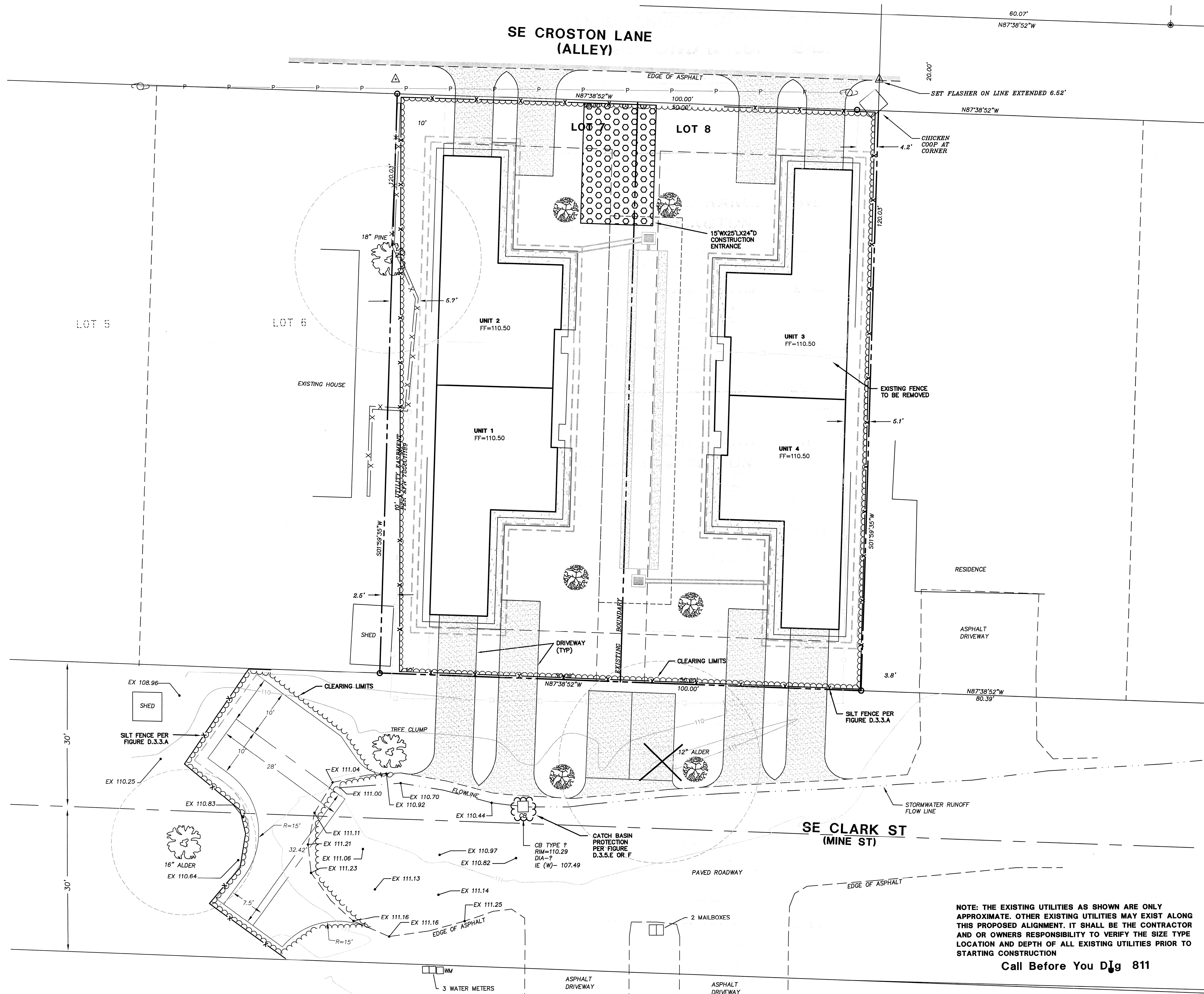
Call Before You Dig 811

SE CROSTON LANE 4-UNIT TOWNHOUSES

NW 1/4, SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 WEST, W.M.

CITY OF ISSAQUAH, WASHINGTON

SE CROSTON LANE
(ALLEY)



VICINITY MAP
N.T.S.

PROPERTY OWNER:

BRATLEE, ROBERT
5429 170TH PL SE
BELLEVUE, WA 98006

PROPERTY ADDRESS:

309 SE CROSTON LANE
ISSAQUAH, WA 98027

SURVEYOR:

EASTSIDE CONSULTANTS, INC.
1320 NW WALL STREET, STE B
ISSAQUAH, WA 98027

ENGINEER:

EASTSIDE CONSULTANTS, INC.
1320 NW WALL STREET, STE B
ISSAQUAH, WA 98027

ZONING:

SF-0

TAX ACCOUNT NO.:

23543000835

LEGEND:

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- QUARTER CORNER
- FOUND MONUMENT
- SET REBAR W/CAP
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- TREE
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- NEW ASPHALT

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ISSAQUAH SP PLM 03-00012
ISSAQUAH SP PLN 05-00067
ROS VOLUME 250, PAGES 001-003.

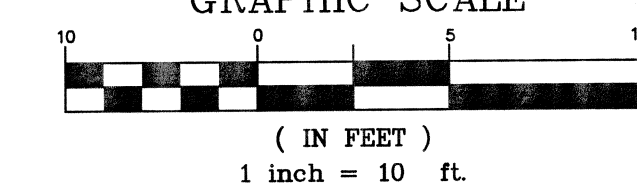
BASIS OF BEARING:

THE WASHINGTON STATE
PLANE COORDINATE SYSTEM,
NAD 83/91 (NORTH ZONE).

VERTICAL DATUM:

NAVD 88

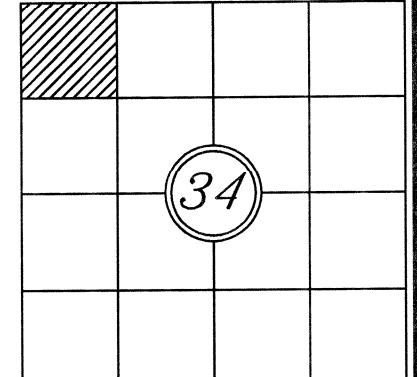
GRAPHIC SCALE:



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Call Before You Dig 811

INDEX LOCATION:
SEC. 34 T. 24 N. R. 6 W. W.M.



TESC PLAN

ROBERT BRATLEE
5429 170TH PL SE
BELLEVUE, WA 98006

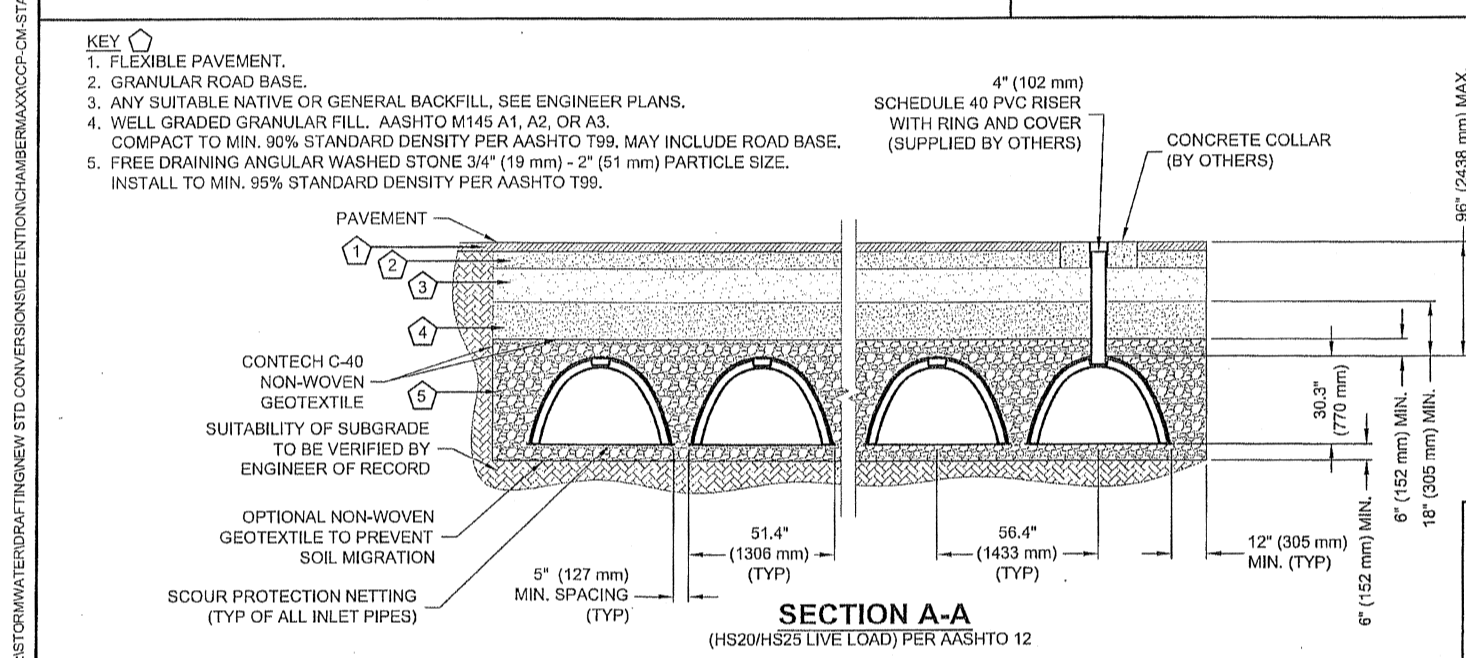
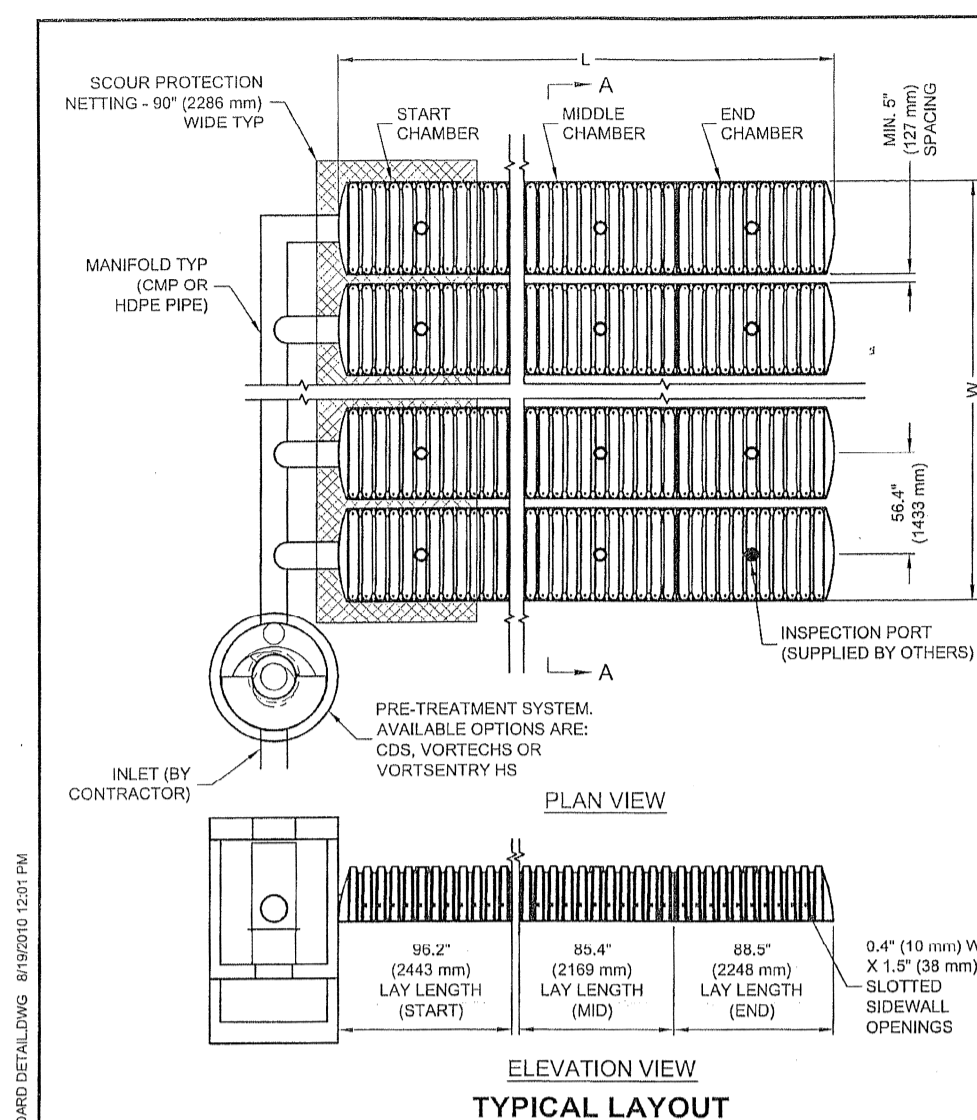
ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1320 NW WALL STREET, STE B
ISSAQUAH, WASHINGTON 98027
PH: (425) 392-5351 FAX: (425) 392-4676



JOB NO. 15076
DATE 9/15
SCALE 1"=10'
DESIGNED R.S.F.
DRAWN J.W.T.
CHECKED R.S.F.
APPROVED R.S.F.

SHEET 2 OF 3

SE CROSTON LANE 4-UNIT TOWNHOUSES
NW 1/4, SECTION 34, TOWNSHIP 23 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, WASHINGTON



CHAMBERMAXX DESIGN DETAILS				* SITE SPECIFIC DATA REQUIREMENTS
FEATURE	START CHAMBER	MIDDLE CHAMBER	END CHAMBER	FOR DETAILED DESIGN ASSIGNMENT REFERENCE CHAMBERMAXX DYODS (USE YOUR OWN DETENTION SYSTEM) SOFTWARE AND CHAMBERMAXX STAGE STORAGE CALCULATOR @ WWW.CHECKSTORMCHAMBER.COM
OVERALL CHAMBER HEIGHT - IN (mm)	30.3 (770)	30.3 (770)	30.3 (770)	TOTAL REQUIRED STORAGE VOLUME (CF OR m³)
OVERALL CHAMBER WIDTH - IN (mm)	51.4 (1306)	51.4 (1306)	51.4 (1306)	DEPTH TO INVERT RFI (ON ASPHALT FT OR m)
ACTUAL LENGTH - IN (mm)	98.4 (2500)	91.0 (2311)	92.0 (2337)	LIMITING WIDTH (FT OR m)
INSTALLED LAY LENGTHS - IN (mm)	98.2 (2443)	85.4 (2169)	88.5 (2246)	LIMITING LENGTH (FT OR m)
CHAMBER STORAGE VOLUME - CF (m³)	52.5 (1.49)	49.3 (1.38)	48.2 (1.36)	POROUS STONE ABOVE CHAMBER (IN OR mm)
CHAMBER STORAGE PER LINEAR FOOT - CF/ft (m³/m)	6.5 (0.604)	6.9 (0.641)	6.5 (0.604)	POROUS STONE BELOW CHAMBER (IN OR mm)
*MIN. INSTALLED CHAMBER VOLUME - CF (m³)	78.7 (2.23)	76.7 (2.17)	76.1 (2.15)	STONE POROSITY (TO 40%)
*MIN. INSTALLED CHAMBER VOLUME PER LINEAR FOOT - CF/ft (m³/m)	9.8 (0.91)	10.8 (1.003)	10.3 (0.857)	MANIFOLD SYSTEM DESIGN (IN OR mm)
CHAMBER WEIGHT - LB (kg)	65 (36.55)	73 (34.92)	76 (34.47)	

*9" (152 mm) OF STONE ABOVE AND BELOW CHAMBER, 5" (127 mm) CHAMBER SPACING AND 40% POROSITY

* PER ENGINEER OF RECORD

GENERAL NOTES

- ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF RISERS AND UNITS SHALL BE VERIFIED BY THE ENGINEER OF RECORD.
- PRIOR TO INSTALLATION ON THE CHAMBERMASSA SYSTEM A PRE-CONSTRUCTION MEETING SHALL BE CONVENED THAT IS REQUIRED TO ATTEND ARE THE SUPPLIER OF THE SYSTEM, THE GENERAL CONTRACTOR, SUB-CONTRACTORS AND THE ENGINEER.
- CHAMBERMASSA MEMBERS ARE MANUFACTURED FROM POLYPROPYLENE PLASTIC.
- CHAMBERMASSA SYSTEM TO MEET ASHRAE H202HS26 LIVE LOADING, PER ASHRAE LSPD SECTION 2.
- ACCESS COVERES TO MEET ASHRAE H202HS26 LIVE LOADING.
- (MINIMUM 18" x 18" (457 mm) SQUARE) ACCESS COVERS 18-INCHES (457 mm) TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR COVER HEIGHTS GREATER THAN 18-INCHES (457 mm) CONTACT YOUR LOCAL REPRESENTATIVE.
- ALL PARTS PROVIDED BY CONTEXT UNLESS OTHERWISE NOTED.
- FOR INFORMATION ON PRE-TREATMENT SYSTEMS, REFERENCE CONTEXT PRE-TREATMENT SYSTEM STANDARD DETAILS OR CONTACT YOUR LOCAL REPRESENTATIVE.
- CHAMBERMASSA BY CONTEXT CONSTRUCTION PRODUCTS (905) 925-6240

INSTALLATION NOTES

- [illegible]

CHAMBERMaxx®
PATENT PENDING

CHAMBERMAXX STORMWATER RETENTION
STANDARD DETAIL
PRE-TREATMENT STRUCTURE OPTION

STABILIZED CONSTRUCTION ENTRANCE

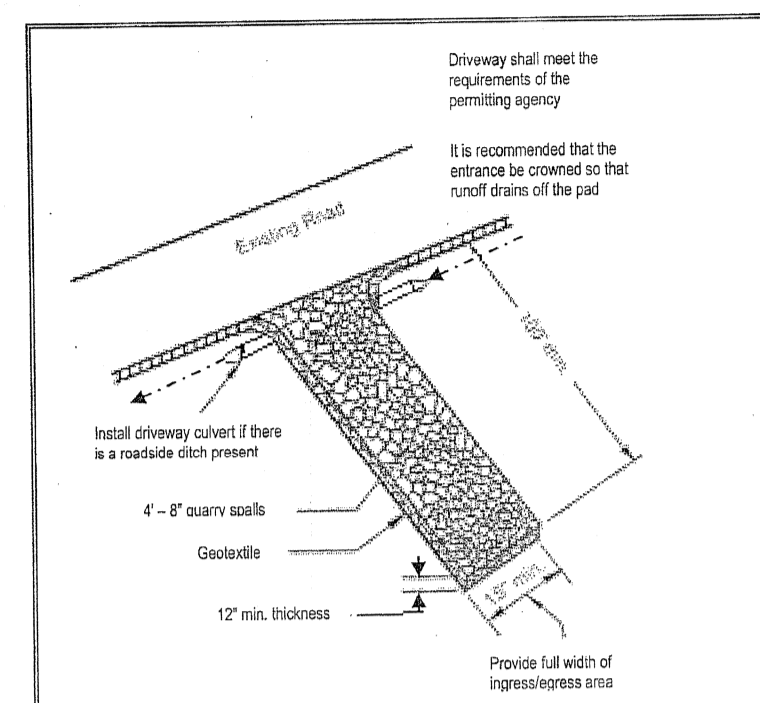


Figure 4.1.1 – Stabilized Construction Entrance

Ecology has approved products as able to meet the requirements of BMP C105. The products did not pass through the Technology Assessment Protocol – Ecology (TAPE) process. Local jurisdictions may choose not to accept this product approved as equivalent, or may require additional testing prior to consideration for local use. The products are available for review on Ecology's website at <http://www.ecy.wa.gov/programs/wq/stormwater/newtech/equivalent.html>

*Approved as
Equivalent*

BMP C106: Wheel Wash

Purpose

Conditions of Use

When a stabilized construction entrance (see BMP C105) is not preventing sediment from being tracked onto pavement.

- Wheel washing is generally an effective BMP when installed with careful attention to topography. For example, a wheel wash can be detrimental if installed at the top of a slope abutting a right-of-way where the water from the dripping truck can run unimpeded into the street.

Volume II – Construction Stormwater Pollution Prevention - August 2012
4-9

STORM DRAIN INLET PROTECTION

Table 4.2.2
Storm Drain Inlet Protection

Type of Inlet Protection	Emergency Overflow	Applicable for Paved/ Earthen Surfaces	Conditions of Use
Drop Inlet Protection			
Excavated drop inlet protection	Yes, temporary flooding will occur	Earthen	Applicable for heavy flows. Easy to maintain. Large area Requirement: 30' X 30'/acre
Block and gravel drop inlet protection	Yes	Paved or Earthen	Applicable for heavy concentrated flows. Will not pond.
Gravel and wire drop inlet protection	No		Applicable for heavy concentrated flows. Will pond. Can withstand traffic.
Catch basin filters	Yes	Paved or Earthen	Frequent maintenance required.
Curb Inlet Protection			
Curb inlet protection with a wooden weir	Small capacity overflow	Paved	Used for sturdy, more compact installation.
Block and gravel curb inlet protection	Yes	Paved	Sturdy, but limited filtration.
Culvert Inlet Protection			
Culvert inlet sediment			18 month expected life.

Design and Installation Specifications

Excavated Drop Inlet Protection - An excavated impoundment around the storm drain. Sediment settles out of the stormwater prior to entering the storm drain.

- Provide a depth of 1-2 ft as measured from the crest of the inlet structure.
- Slope sides of excavation no steeper than 2H:1V.
- Minimum volume of excavation 35 cubic yards.
- Shape basin to fit site with longest dimension oriented toward the longest inflow area.
- Install provisions for draining to prevent standing water problems.
- Clear the area of all debris.
- Grade the approach to the inlet uniformly.
- Drill weep holes into the side of the inlet.
- Protect weep holes with screen wire and washed aggregate.
- Seal weep holes when removing structure and stabilizing area.

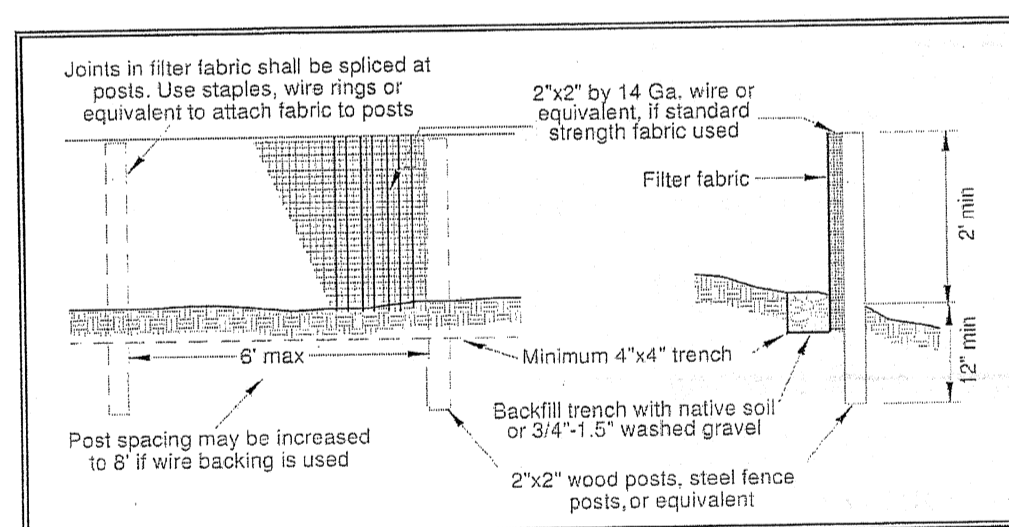


Figure 4.2.12 – Silt Fence

Design and Installation Specifications

- Use in combination with sediment basins or other BMPs.
 - Maximum slope steepness (normal (perpendicular) to fence line) III:IV.
 - Maximum sheet or overland flow path length to the fence of 100 feet.
 - Do not allow flows greater than 0.5 cfs.
- The geotextile used shall meet the following standards. All geotextile properties listed below are minimum average roll values (i.e., the test result for any sampled roll in a lot shall meet or exceed the values shown in Table 4.2.3):

Table 4.2.3
Geotextile Stand

Polymeric Mesh AOS (ASTM D4751)	0.69 mm maximum for slit film woven (#30 sieve), 0.30 mm maximum for all other gextotexile types (#50 sieve), 0.15 mm minimum for all fabric types (#100 sieve).
Water Permeability (ASTM D4491)	0.02 sec ² minimum
Grab Tensile Strength (ASTM D4632)	180 lbs. Minimum for extra strength fabric. 100 lbs minimum for standard strength fabric.
Grab Tensile Strength (ASTM D4632)	30% maximum
Ultraviolet Resistance (ASTM D4355)	70% minimum

- Support standard strength fabrics with wire mesh, chicken wire, 2-inch \times 2-inch wire safety fence, or jute mesh to increase the strength of the

REVISIONS	BY	DATE

THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL
 © REMAIN THE PROPERTY OF EASTSIDE CONSULTANTS, INC.

TESC & STORM DETAILS

ROBERT BRATLEE
5429 170TH PL SE
BELLEVUE, WA 98006

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS INC.

JOB NO. 15076
DATE 9/15
SCALE 1"=10'
DESIGNED RSF
DRAWN JWT
CHECKED RSF
APPROVED RSF

SHEET 3 OF 3





ALL EXHAUST FANS TO VENT DIRECTLY TO EXTERIOR. FANS LOCATED WITHIN 4 FEET OF INTERIOR GRILLE SHALL HAVE A SONE RATING OF 1.0 OR LESS.

ARCHITECT / ENGINEER:
LAWRENCE HOUSTON, ARCHITECT
1719 1st AVE N
SEATTLE, WA 98109
P.206.819.1279
lawrencehouston@comcast.net

PERMIT SET

**CROSTON LANE
DWELLINGS**
309 SE CROSTON LANE
ISSAQUAH WA, 98027

FLOOR PLANS

A2.0